

PB# 83-33

Ted Buhl

Jed Buhl - Bull Road 83-33
Subdivision

General Receipt

5384

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Sept 15 1983

Received of Ted Buhl, Inc. (Bull Rd) \$ 25⁰⁰/₁₀₀

Twenty-five DOLLARS

For Subdivision Application fee

DISTRIBUTION 83-33

FUND	CODE	AMOUNT
CR# 392		25.00

By Pauline H. Townsend

Town Clerk

General Receipt

5546

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Dec. 20 1983

Received of Ted Buhl Inc. \$ 25⁰⁰/₁₀₀

Twenty Five and 00/100 DOLLARS

For Public Hearing Fee-Bueld. 83-33

DISTRIBUTION

FUND	CODE	AMOUNT
# 25.00 Check		
# 587		

By Pauline H. Townsend EC

Town Clerk

General Receipt

5548

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Dec 21 1983

Received of Ted Buhl Inc. \$ 75⁰⁰/₁₀₀

Seventy Five and 00/100 DOLLARS

For Subdivision Balance 83-33

DISTRIBUTION

FUND	CODE	AMOUNT
\$ 75.00 Check		
# 589		

By Pauline H. Townsend EC

Town Clerk

Approved 12/21/83
Given to Town Clerk
6/28/84

Memo FROM: Patrick T. Kennedy, L.S.
555 UNION AVENUE TOWN OF NEW WINDSOR
NEW WINDSOR, NEW YORK 12550

*Planning Board
received
12/14/83
RH*

TO:

Mr. H. VanLeeuwen, Chairman
Planning Board

DATE: December 14, 1983

SUBJECT: Public Hearing-Ted Buhl Subdivision-Bull Road

--FOLD HERE--

My only comments on this subdivision is my objection to the private road as I have stated many times in the past.

I do not feel that a private road should be this long and that there should not be this many lots allowed on a private road.

It is also still my opinion that a minimum of an oil and chip pavement must be required.

I do not feel that curbs should be required and I do not feel that drivable surface need be over 18 feet wide. The driving surface on County Highways is only eighteen (18) feet.

PTK/mfb


by Patrick T. Kennedy, L.S.
Bldg./Zoning Inspector

TED BUHL INC.
1 CORNWALL AVENUE 914 534-8770
CORNWALL-ON-HUDSON, NY 12520

PAY TO THE ORDER OF town of New Windsor 12/15 587

twenty five & 10/100 19.83 \$ 25. 00 50-174
DOLLARS 219

NORSTAR BANK Cornwall Office
OF THE HUDSON VALLEY, N.Y. Cornwall, NY 12518

MEMO Paid to Henry Buhl Inc.

1:0219017481: 11061 0186 011 0587 Ted Buhl

594

50-174
210

12/21 1983

\$ 3750.⁰⁰/₁₀₀

DOLLARS

TED BUHL INC.
1 CORNWALL AVENUE 914 534-8770
CORNWALL-ON-HUDSON, NY 12520

PAY TO THE
ORDER OF

three thousand seven hundred and fifty & ⁰⁰/₁₀₀ in interest

Ted Buhl

NORSTAR BANK Cornwall Office
OF THE HUDSON VALLEY, N.Y. Cornwall, NY 12518

MEMO 1543 x 250 - rec. fee.

⑆021901748⑆ ⑆061 0186 01⑆ 0594

Rec'd 12/21/83
Lynn Lavelle

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

two-sided form)
Date Received 8/31/83
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid pd. 75⁰⁰ Bal.

Rec. 3750

APPLICATION FOR SUBDIVISION APPROVAL

Date: _____

1. Name of subdivision Ted Buhl/Bull Road
2. Name of applicant Ted Buhl Phone 534-8770
Address 1 Cornwall Avenue, Cornwall/Hudson, NY 12520
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Mr. Gino Napola Phone _____
Address 500 East Gate Road, Ridgewood, NJ 07450
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas, L.S. Phone 562-8640
McGoey, Hauser and Grevas
Address 45 Quassaick Avenue, New Windsor, NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the East side of Bull Road
(Street)
1075 ± feet North of Shaw Road
(direction)
7. Total Acreage 77.1 ± Zone _____ Number of Lots _____
8. Tax map designation: Section 52 Lot(~~5~~) 34 (Block 1)
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property No
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Ted Buhl, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Ted Buhl
Mailing Address 1 Cornwall Ave
Cornwall-on-Hudson N.Y.

SWORN to before me this

day of _____, 19____

NOTARY PUBLIC



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

June 28, 1984

Mr. Ted Buhl
1 Cornwall Avenue
Cornwall-on-Hudson, N. Y. 12520

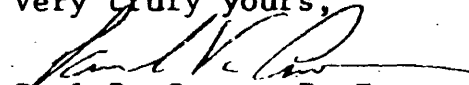
Re: Bull Road Subdivision

Dear Mr. Buhl:

I have inspected the private road within the Bull Road subdivision June 28, 1984.

This road has been constructed in accordance with the private road plans and section shown on the approved subdivision plan for Ted Buhl-Bull Road.

Very truly yours,


Paul B. Cuomo, P. E.
Town Engineer

PVC/mfb

cc; Mr. Henry Reynolds, Chairman
Planning Board

Mr. Patrick T. Kennedy, L. S.
Bldg./Zoning Inspector



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Anderson Raymond
Bull Road
Rock Tavern NY 12575

✓ Marlil Holding Inc
10 Mockingbird Lane
Washingtonville NY 10992

✓ Flynn Humes M
103 Weathervane Drive
Washingtonville NY 10992

✓ Town of New Windsor
555 Union Ave
New Windsor NY 12550

✓ Jones Richard A & Betty Lou H
Bull Road
Rock Tavern NY 12575

Hendrickson Arthur R & Sandra G
Box 187 Bull Rd
Rock Tavern NY 12575

✓ Di Donato Fred J & Grace S
Bull Road
Rock Tavern NY 12575

✓ Rosenstein Peter B & Betsy K
Shore Drive
Bloominggrove NY 10914

✓ Saltini Peter & Flora
104-24 37Rd.
Corona NY 11368

✓ Martuscello Vito
1517 Brompton Court
Dunwoody Ga 30338

✓ Minuta Vincent & Jean
6 Farmstead Rd
New Windsor NY 12550

State of New York

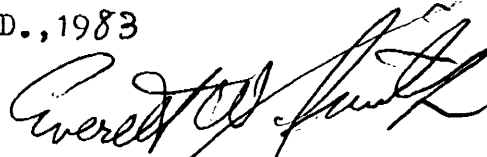
County of Orange, SS:

Everett W. Smith being duly sworn
disposes and says that he is

Publisher of the E.W. Smith

Publishing Company, Inc., publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that
the notice of which the annexed is
a true copy was published *.Once...*

in said newspaper, commencing on
the *..1st..* day of *..Dec....* A.D. 19*83*,
and ending on the *..1st..* day of *..Dec..*
A.D., 1983



Subscribed and sworn to before me
this *..14th..* day of *Dec...* 19*83*.

Notary Public of the State of New York
County of Orange

my Commission Expires March 30, 19

NEW WINDSOR PLANNING BOARD PUBLIC HEARING
TOWN HALL
WEDNESDAY, DECEMBER 14, 1983 8:00 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN HENRY VAN LEEUWEN, ERNEST SPIGNARDO,
PHILIP INFANTE, CARL SCHIEFER AND
HENRY F. SCHEIBLE.

BOARD MEMBERS ABSENT: LAWRENCE JONES AND HENRY REYNS.

OTHERS PRESENT: ANDREW S. KRIEGER, ESQ.- PLANNING BD. ATTY.
PAUL V. CUOMO, P.E., PLANNING BOARD ENGINEER
SHIRLEY B. HASSDENTEUFEL, SECRETARY

tape 293

Chairman Van Leeuwen called the Public Hearing to order at
8:00 P.M. and presided over same.

Chairman Van Leeuwen asked the secretary to read the Public
Hearing Notice published in the Town's official newspaper, The
Sentinel. All registered letters delivered but one. (attached in file).

TED BUHL SUBDIVISION
LOCATED ON Bull Road
represented by Ted Buhl and Elias Grevas

Mr. Buhl: We are here this evening to discuss the subdivision
located off Bull Road. There are 79.5 acres.

I want to give you a little history.

Paul and Pat were in on the inspection.

There were quite a few comments on the road.

Lou purchased some topo maps. Our original proposal was 31.

It was asked to increase above two acres. We have lots over 3 acres.

Average 3 and 3/4 acres. It is 79 acres. We had presented it at
77 acres.

Mr. Buhl presented maps to the Board. This map consists
of 15 lots of which 11 range from 5 to 7.3 acres and 4 lots
range from 2.1 acres to 3.6 acres.

Mr. Buhl stated that he would like final approval. Key to project
he said.

Note 8 on map. Notes to be attached to minutes. These are on the
map.

Mr. Grevas: We considered these to be maximum. The final plan shows
plan without these. This is for preliminary approval tonight.
In the future if lots are subdivided we will have to go to the County
Health Department. Lots 5, 6, 7, and 8 could be subdivided. Probably
in the summer they could be subdivided.

Mr. Buhl: Market lots in back. If I could get buyers for back there
I will know. We are asking for preliminary approval on one

and final on the other. The first step is market lots in the back.

Mr. Buhl: On Toleman Road 4 lots were approved and we sold them.

Mr. Scheible: Right now you are retaining 4 lots.

Chairman Van Leeuwen: Lots 5, 6, 7, and 8 will not have restrictions on them. Does everyone understand?

Mr. Schiefer: There are two separate issues here. Preliminary and final.

Chairman Van Leeuwen: He is asking for final on one and preliminary on the other. The Public Hearing has to do with this one. (pointing to map) Why not concentrate on this one?

Mr. Buhl explained to Board what he meant by reading notation on map.

Mr. Grevas: He has to come before the Board anyway.

Mr. Buhl: We have maintenance on both maps. You want the buyer to be notified of private road note #12.

I had mentioned a \$90.00 minimum down payment. I talked to Tad Seaman and I talked with Assessor in reference to assessments in the area.

Chairman Van Leeuwen showed property lines on map.

Mr. Buhl explained the map and showed roads to Board. I think price will sell. It will offer privacy which is not always available. Going down south on Bull Road house assessments - range - \$23,000, \$19,000 to \$13,000.

Chairman Van Leeuwen: Any questions from the Board.

Mr. Scheible: I have nothing against the project but you are talking 24 lots, what would extra cost be if you had the oil and chip rather than a dirt road?

Mr. Grevas: Difference in cost about \$5,000 to \$6,000.

Mr. Buhl: It completely changes. I don't want to do it or I don't believe another builder would.

Mr. Scheible: There was an article in the with reference to private roads. We have no past experience. 10% is the maximum allowed in New Windsor.

Mr. Buhl explained about the property that he has in Cornwall.

Mr. Infante: The concept works. The size and cost of house. A \$70,000 house. But a hunting cabin, no.

Chairman Van Leeuwen: The trend today is bigger lots. Are there any questions from the audience?

Larry Rossini, Beaver Dam: I would like to echo Mr. Scheible's sentiments on private roads. I know of some over the years that maintenance agreements have been written up. People closer to public roads don't have the interest in maintaining the roads further back. I could name roads that had been taken over by the Town. The roads were in poor condition. I would sooner see rural road surface put on this road and become a Town road. It is a worth wild investment.. One of Mr. Buhl's subdivision that is a few years old has asked for take over by the Town of the roads. I don't know the name of the roads off hand but I know the Engineer is familar. To insure the roads are taken care of they should be town.

Mr. Peter Rosenstein: What is access road that comes into Bull Road?

Mr. Grevas: 9.2%. Level for a ways. One short strip 10%.

Mr. Rosenstein asked what the reason or purpose was?

Chairman Van Leeuwen: It only fronts on Bull Road 704 feet and 110 feet.

Mr. Wm. Steidle: I would like to ask Ted Buhl why the septic systems and well locations aren't on maps. It is pertinent to the subdivision.

Mr. Grevas: The information is shown on final plan of the four (4) lots.

Mr. Steidle: Public Hearing is for 24 lot subdivision. That is the plan you are working with. It is incumbent on the Board to require this information.

Mr. Buhl: I think it is the most futile thing you can do to meet the Board of Health Regulations. On both Station Road and Toleman Road we spent hours and hours. It is total duplication. We tried to cover this very clearly at the last meeting. Before than can be any development of any lot under 5 acres, Lou will have to make a presentation to the Health Department.

Mr. Steidle: Let me turn it around then, we should be discussing the plan on the right. That would give you an opportunity to sell the first 4 lots. Deal with the rest after. There are subdivision regulations in the Town. Why are we discussing this? Why not deal with one plan. I think if the Attorney looks at it he will find deficiency on the left.

Mr. Buhl: We need preliminary before the Health Department will review it.

Mr. Grevas: Reason - show maximum layout on 24 lots. We are asking for a preliminary and a final approval. Final on lots 5,6,7 and 8. They may be re-subdivided.

Mr. Steidle: I am interested in lots under 5 acres. Plan on left should be a later date. No problems with one on right. You should show information on plns.

Mr. Buhl: No lots sold under 5 acres except those 4.

Mr. Steidle: Let's give approval and focus on that plan on the left.

Mr. Schiefer: What is the difference between the two roads? Is \$5,000 the cost difference per lot?

Mr. Grevas: If I remember correctly; I had gotten the figures from a contractor.

Mrs. Rosenstein: What is the price range?

Mr. Buhl: I am not a builder. Start at \$12,000 to \$13,900.

Mr. Rossino: Just one last question to clarify. \$13,000..... noise on tape
What is maximum (unable to hear tape)
If you are talking 2 to 5 acres a \$5,000 increase per lot not unreasonable on a public road.

Mr. Buhl: It would knock me out of the market if I had to add \$5,000. I am selling to young people. It will not work on Bull Road. (noise on tape)

Mr. Rossino: If you are selling to young people how are they going to afford a \$75,000 home?

Mr. Grevas: All lots off Beattie Road sold in a few weeks.

Chairman Van Leeuwen: Are there any questions from the Board?
I have a memo from Pat Kennedy re: Ted Buhl Subdivision - Bull Road.
Mr. Kennedy says - his only comments on this subdivision is his objects to the private road as he has stated many times in the past. He does not feel that private roads should be this long and there should not be this many lots allowed on a private road. It is his opinion that a minimum of oil and chip pavement should be required. He does not feel that curbs should be required or that driveable surface need be over 18 ft. wide. Driveable surface on County highways is only 18 ft.
If there are no further questions, I officially close this Public Hearing. Hearing closed 8:40 P.M.

Respectfully submitted,

Shirley B. Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
Recording secretary

County of Orange

COUNTY CLERK'S OFFICE

Planning Bd.

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

Tel. (914) 294-5151
February 1, 1984

Chairman of Planning Board

Town/~~City~~ of New Windsor

Dear Mr. Henry Van Leeuwen

In compliance with the Town/~~City~~ Planning Law, this is to notify you
that the Plan of Subdivision for Ted Buhl-Bull Road
Town/~~City~~ of New Windsor dated 12/13/83 and approved
Henry F. Scheible
by ~~you~~ on 12/21/83 was filed in our office on
01/11/84 as Map number 6456.

With kindest regards, I am

Very truly yours,

Marion S. Murphy
County Clerk

By: John P. Clement
Acting Deputy County Clerk

NOTES

1. Being a proposed subdivision of Lot No. 34, Block 1, Section 52, as shown on the Town of New Windsor Tax Maps.
2. Proposed Developer: Ted Buhl
1 Cornwall Avenue
Cornwall/Hudson, NY 12520
Tel: (914) 534-8770
3. Boundary data shown hereon is from an actual field survey completed on 10 November 1983.
4. Topography shown hereon is from uncontrolled aerial photogrammetric mapping; date of photography: 28 March 1979.
5. Total parcel area: 79.76 + acres (from survey).
6. Parcel Zoning: R-1.
7. Number of lots shown: 15.
8. Lots 5, 6, 7 and 8 may be further subdivided, subject to the approval of the Town of New Windsor Planning Board. Such re-subdivision of these lots will be limited to the number of lots shown on the Preliminary Plan approved by the Planning Board on 14 December 1983. The remainder of the lots may not be further subdivided for a period of twenty (20) years after filing of the map.

32' 15" E
27.02'

AREA TO REMAIN
DISTURBED.
A BUILDING LOT

510
43' 35" E
500
5' 30" 02' 50" W
19.30'
480
470
450

9. Owners of Lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, and any re-subdivided lots within Lots 5 and 7 not having direct access to Bull Road, shall own and maintain the Private Roads shown hereon by means of a maintenance agreement made a part of each deed of sale for the effected lots. Such maintenance agreement shall be recorded in the Orange County Clerk's Office.

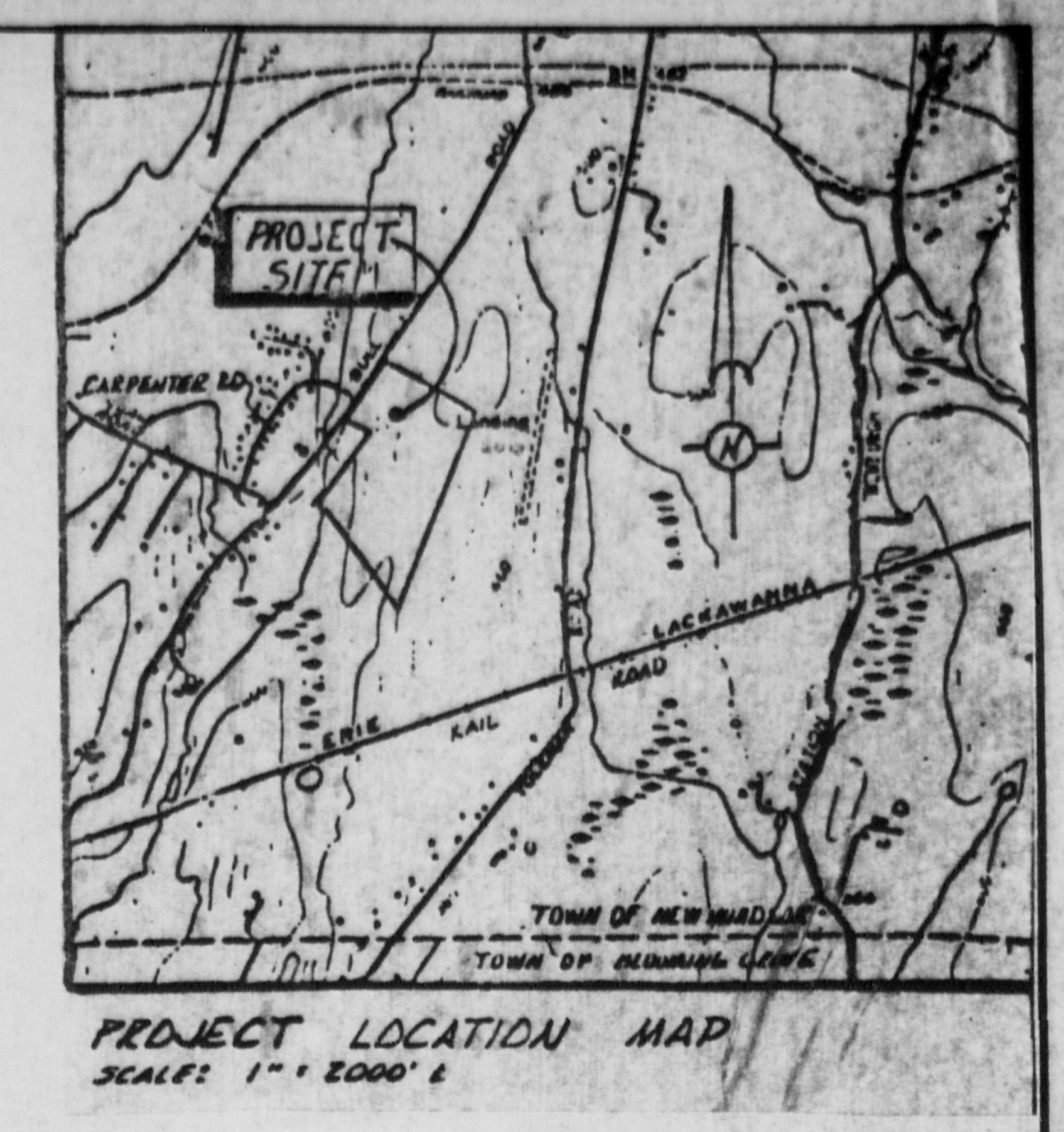
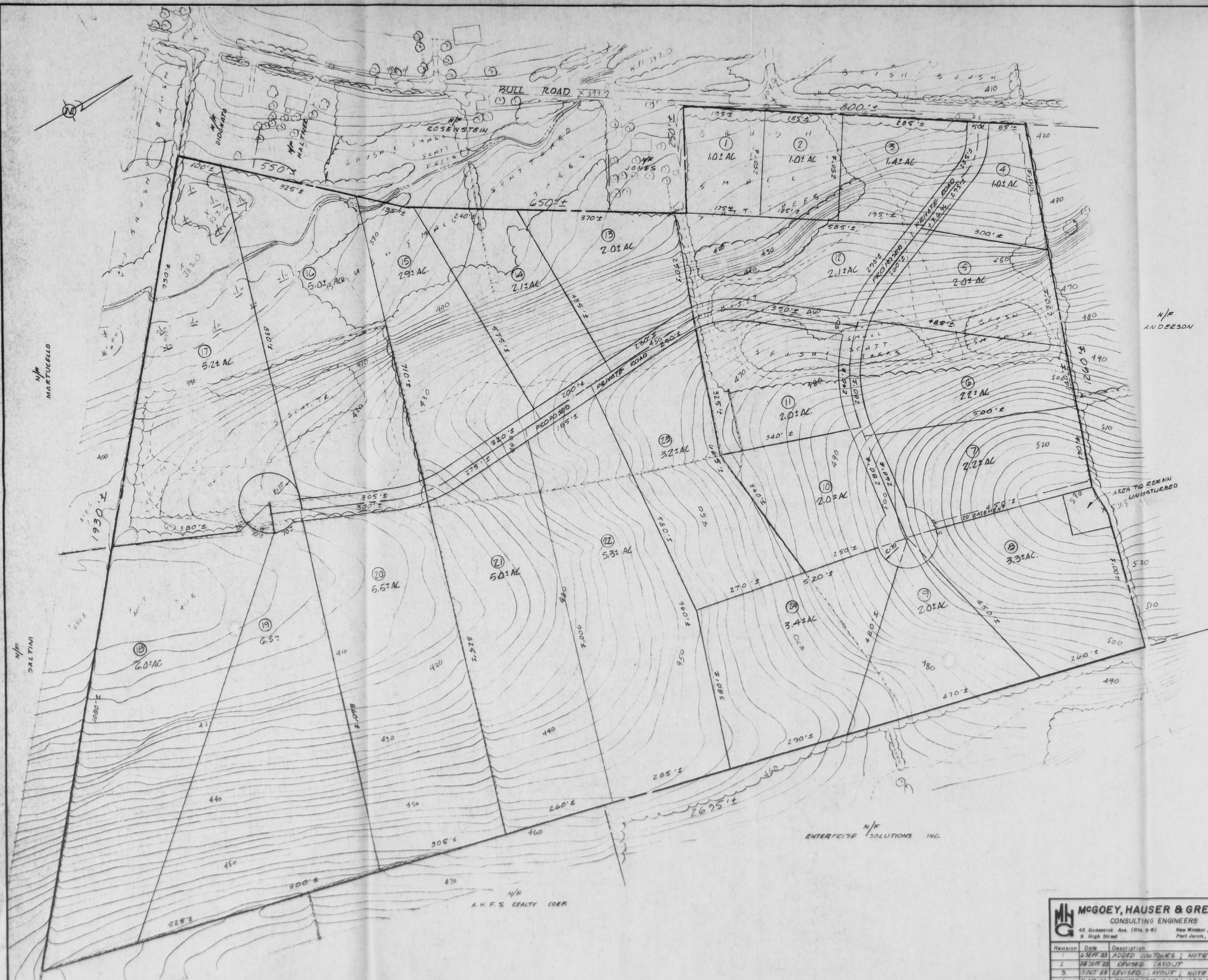
10. If, at any time, all of the lot owners wish to petition the Town of New Windsor to accept the roadways shown, the roadways must be improved to the Town's Standards for Rural Roads in effect at the time of the petition.

11. All lot areas shown are exclusive of the rights-of-way for roadways.

12. The roadway is to be constructed to serve any lot for which a Building Permit is requested prior to the issuance of said Permit. The Town Engineer shall determine if the roadway is constructed in accordance with approved plans, prior to the issuance of such Building Permit.

13. No parking is to be permitted on the westerly side of Road A or the northerly side of Road B. The developer shall place signs to that effect along the roads.



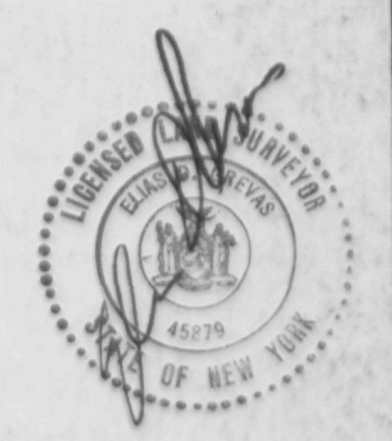


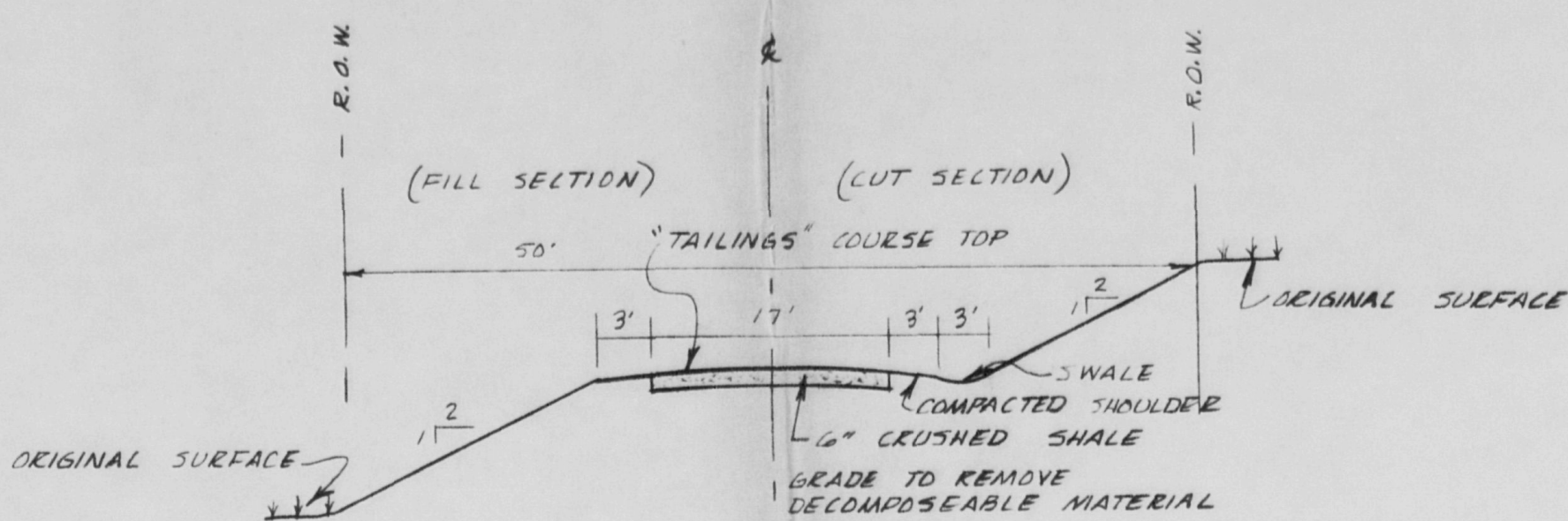
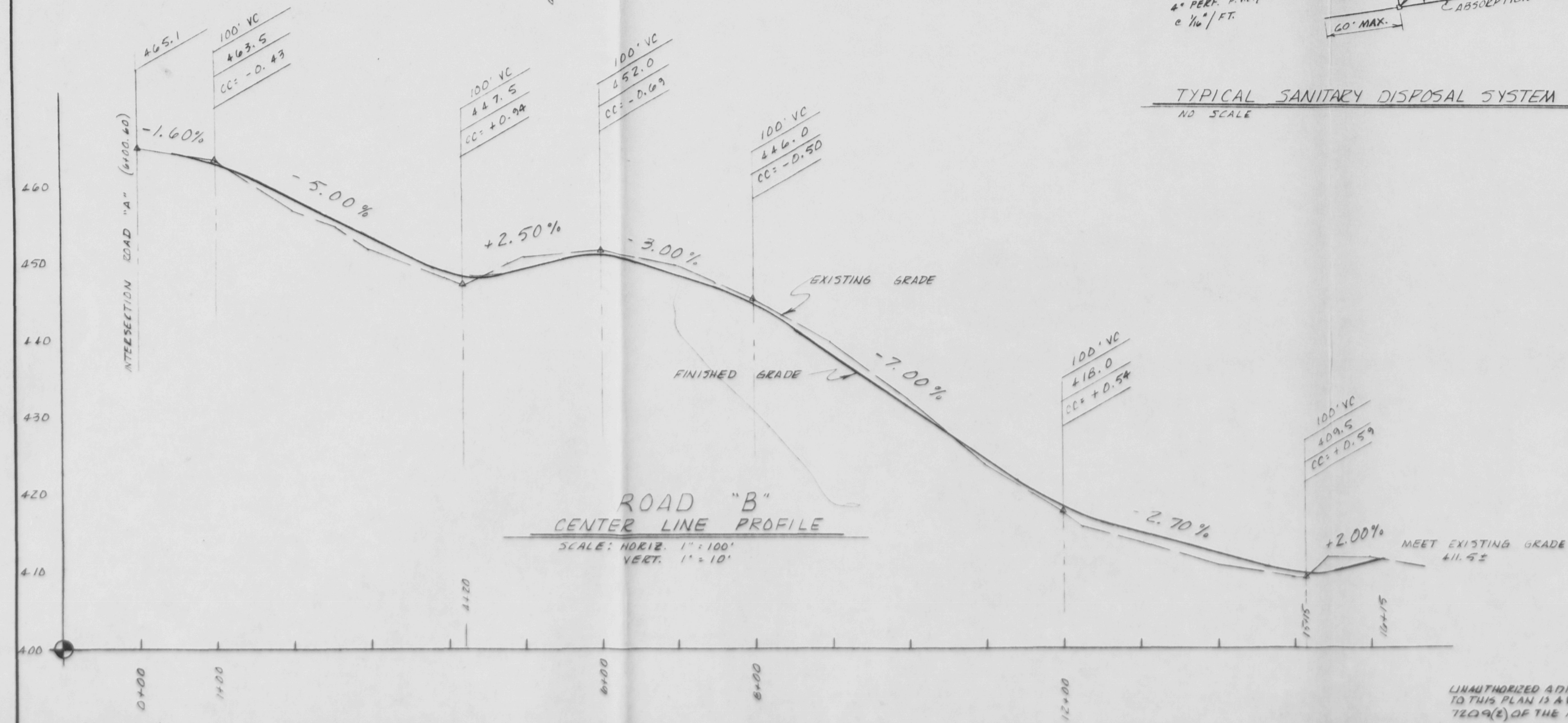
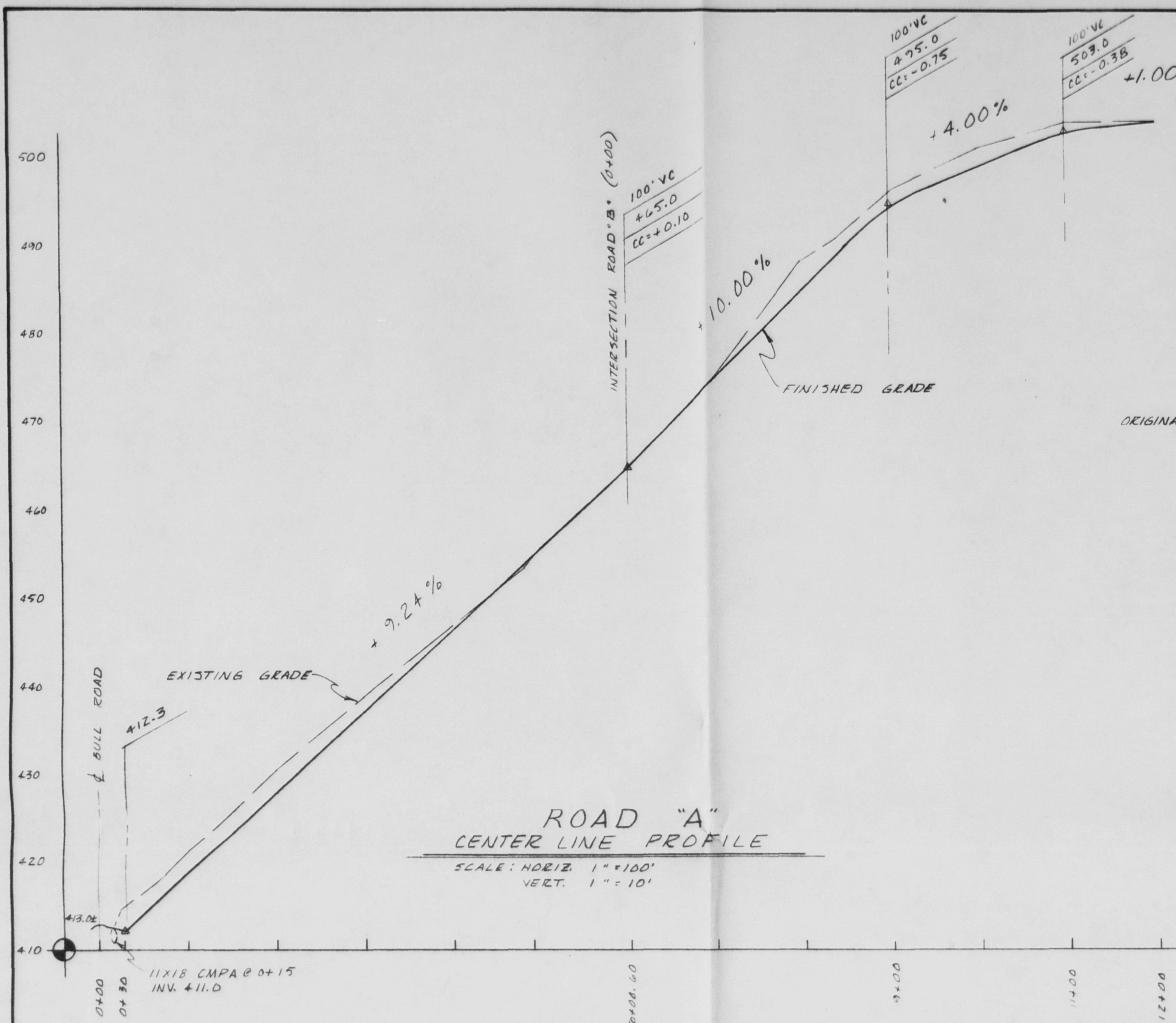
- NOTES:**
- 1) BEING A PROPOSED SUBDIVISION OF LOT 34, BLOCK 1, SEC. 52 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS.
 - 2) PROPOSED DEVELOPER: TED BUHL
1 CORNWALL AVE
CORNWALL-ON HUDSON
NEW YORK 12520
 - 3) PARCEL AREA: 77.1 ± AC.
 - 4) PARCEL ZONE: R-1
 - 5) PROPERTY LINES SHOWN HERE ON AEE FROM A PLOTTING OF THE TAX MAPS: SUBJECT TO AN ACTUAL FIELD SURVEY.
 - 6) CONTOURS SHOWN HERE ON AEE TAKEN FROM AERIAL PHOTOGRAMETRIC SURVEY DATED 28 MARCH 1979.

N/F
ENTERPRISE SOLUTIONS INC.

N/F
A.H.F.S. REALTY CORP.

McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quassaick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jervis, New York			SUBDIVISION FOR: TED BUHL - BULL ROAD TOWN OF NEW WINDSOR • ORANGE COUNTY • NEW YORK	
Revision 1 6 SEP 83 2 28 SEP 83 3 1 OCT 83 4 26 OCT 83	Date 6 SEP 83 28 SEP 83 1 OCT 83 26 OCT 83	Description ADDED CONTOURS; NOTE 6 REVISED LAYOUT REVISED LAYOUT; NOTE 6 REVISED LOTS 15 & 16; LOT 7 EASEMENT	Drawn Checked Scale: 1" = 100' Date: 27 SEP 83 Job No. D882-83	SHEET SKETCH PLAN 1 OF 1



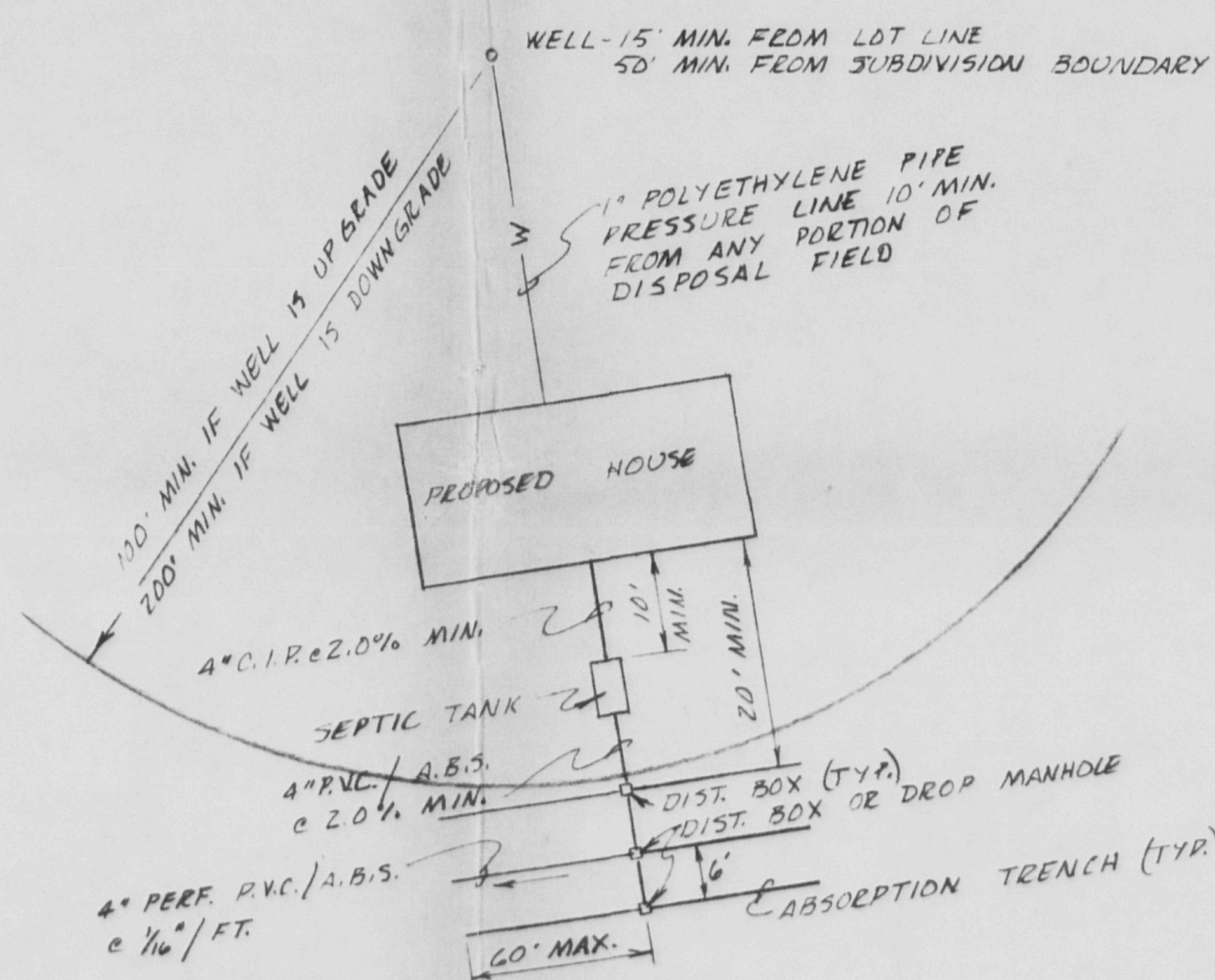


TA 1-1	TA 2-1	TA 3-1	TA 4-1
TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL
CLAYEY LOAM, SILT STONES	CLAYEY LOAM, STONES	CLAYEY LOAM, SOME SAND STONES	CLAYEY LOAM, SILT STONES

NO ROCK OR WATER ENCOUNTERED

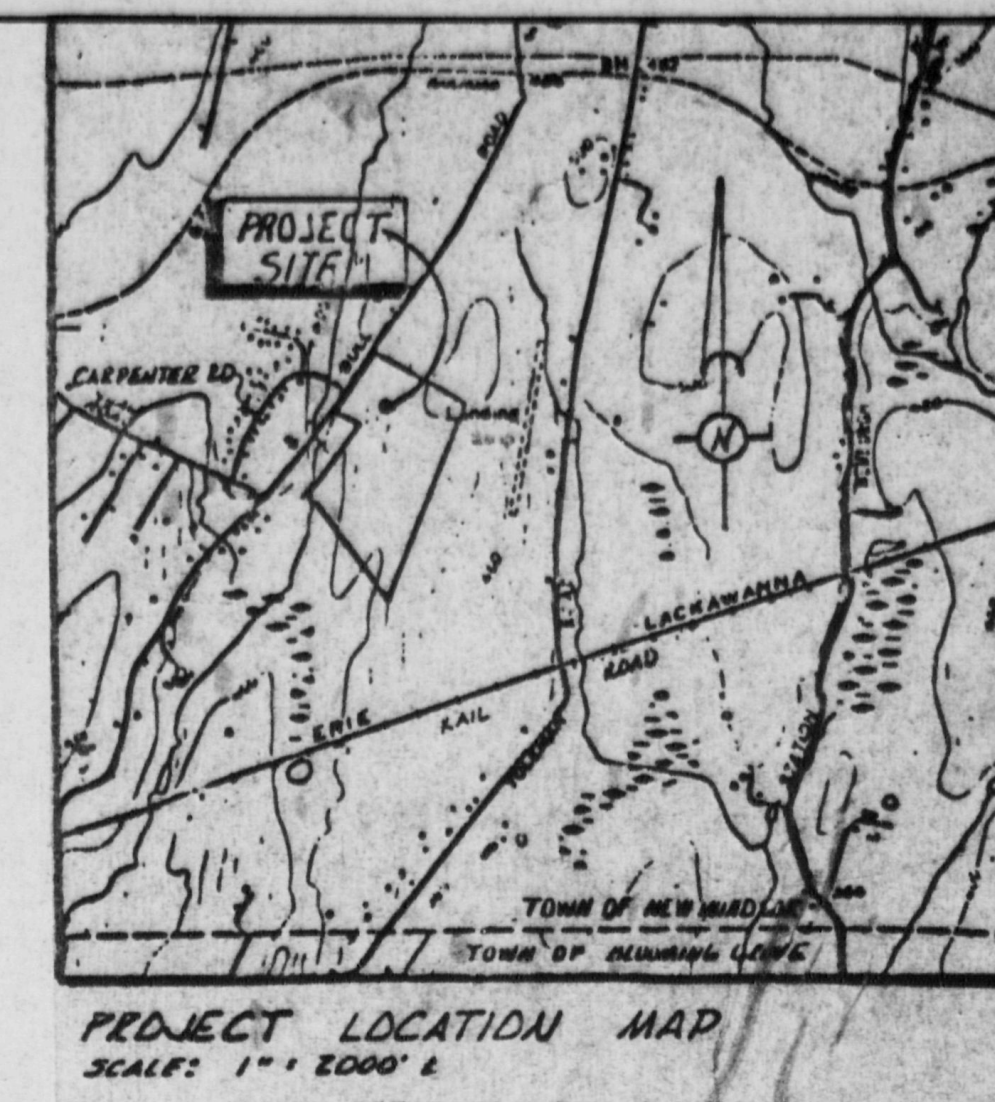
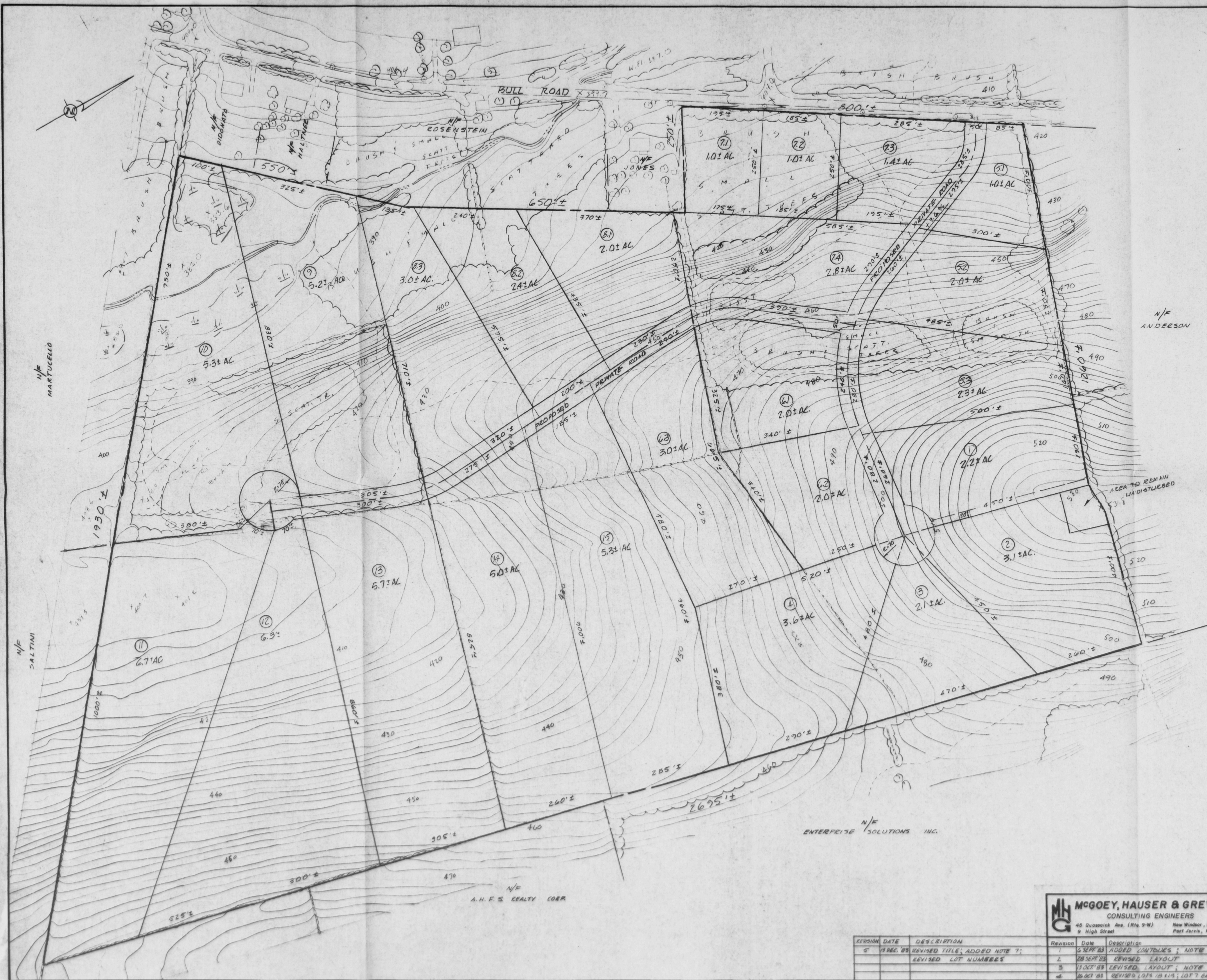
SOIL LOGS

NO SCALE



PREPARED PURSUANT TO SECTION 720B(1) OF THE N.Y.S. EDUCATION LAW

McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quassaick Ave. (Rte. 9W) New Windsor, New York 6 East View Place Port Jervis, New York			SUBDIVISION FOR: TED BUHL - BULL ROAD TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK		
Revision	Date	Description	Drawn	Checked	CONSTRUCTION DETAILS Date 13Dec1983 Job No D882 83
UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECT. 7209(2) OF THE N.Y.S. EDUCATION LAW					Sheet 2 Of 2

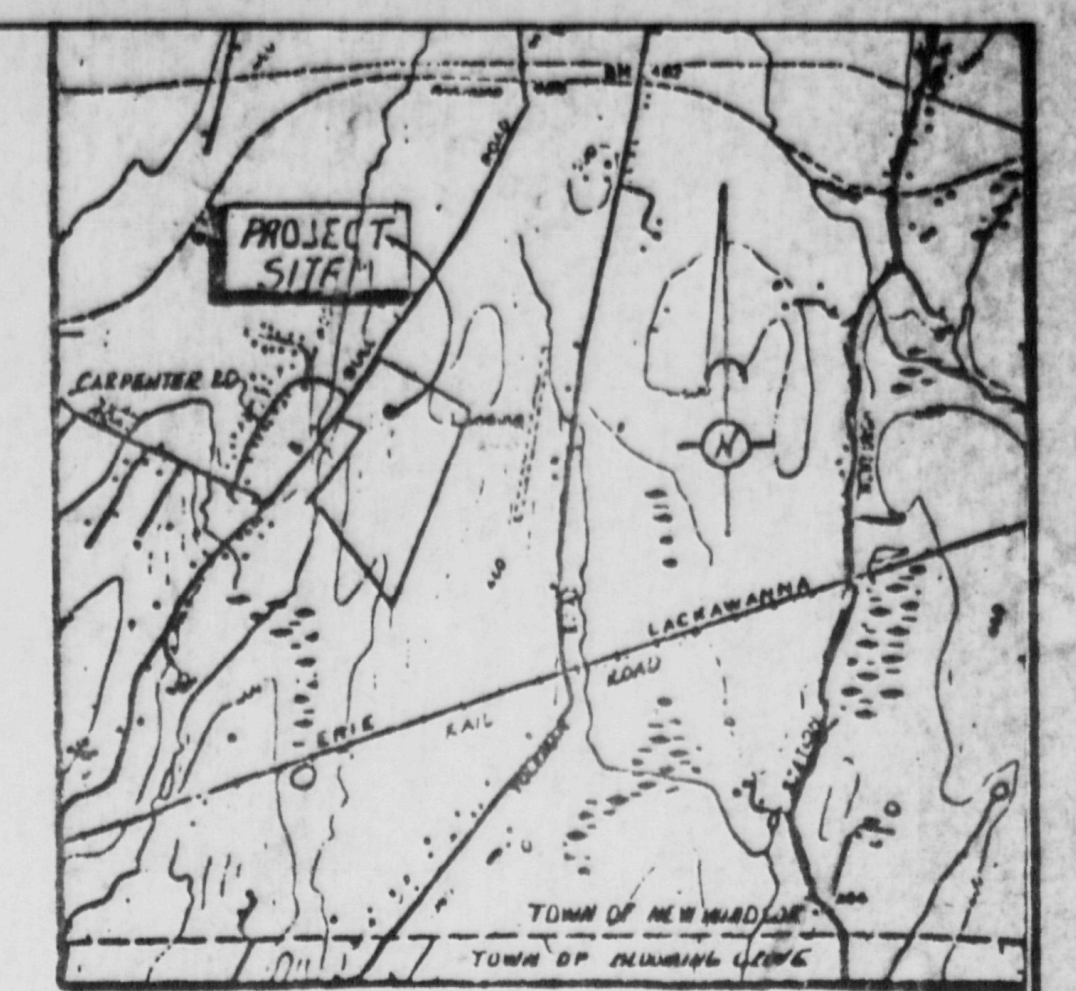


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 - 2) PROPOSED DEVELOPER: TED BUHL
1 CORNWALL AVE
CORNWALL ON HUDSON
NEW YORK 12520
 - 3) PARCEL AREA: 79.76 ± AC.
 - 4) PARCEL ZONE: R-1
 - 5) PROPERTY LINES SHOWN HERE ON ARE FROM A PLOTTING OF THE TAX MAPS: SUBJECT TO AN ACTUAL FIELD SURVEY.
 - 6) CONTOURS SHOWN HERE ON ARE TAKEN FROM AERIAL PHOTOGRAMMETRIC SURVEY DATED 28 MARCH 1979.
 - 7) TOTAL NUMBER OF LOTS: 24

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 12-13-83
BY *Henry F. Scheible*
HENRY F. SCHEIBLE
SECRETARY



MCGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 46 Quassick Ave. (Rte 9-W) New Windsor, New York 9 High Street Port Jervis, New York			SUBDIVISION FOR: TED BUHL - BULL ROAD TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK		
REVISION 1 6 SEP 83 2 28 SEP 83 3 13 OCT 83 4 26 OCT 83	DATE 6 SEP 83 28 SEP 83 13 OCT 83 26 OCT 83	DESCRIPTION ADDED CONTOURS; NOTE 6 REVISED LAYOUT REVISED LAYOUT; NOTE 6 REVISED LOTS 15 & 19; LOT 7 EASEMENT	DRAWN 28 SEP 83 SCALE 1" = 100' DATE 27 SEP 83 JOB NO. 0882-83	PRELIMINARY PLAN SHEET 1 OF 1	



PROJECT LOCATION MAP
SCALE: 1" = 2000'

NOTES:

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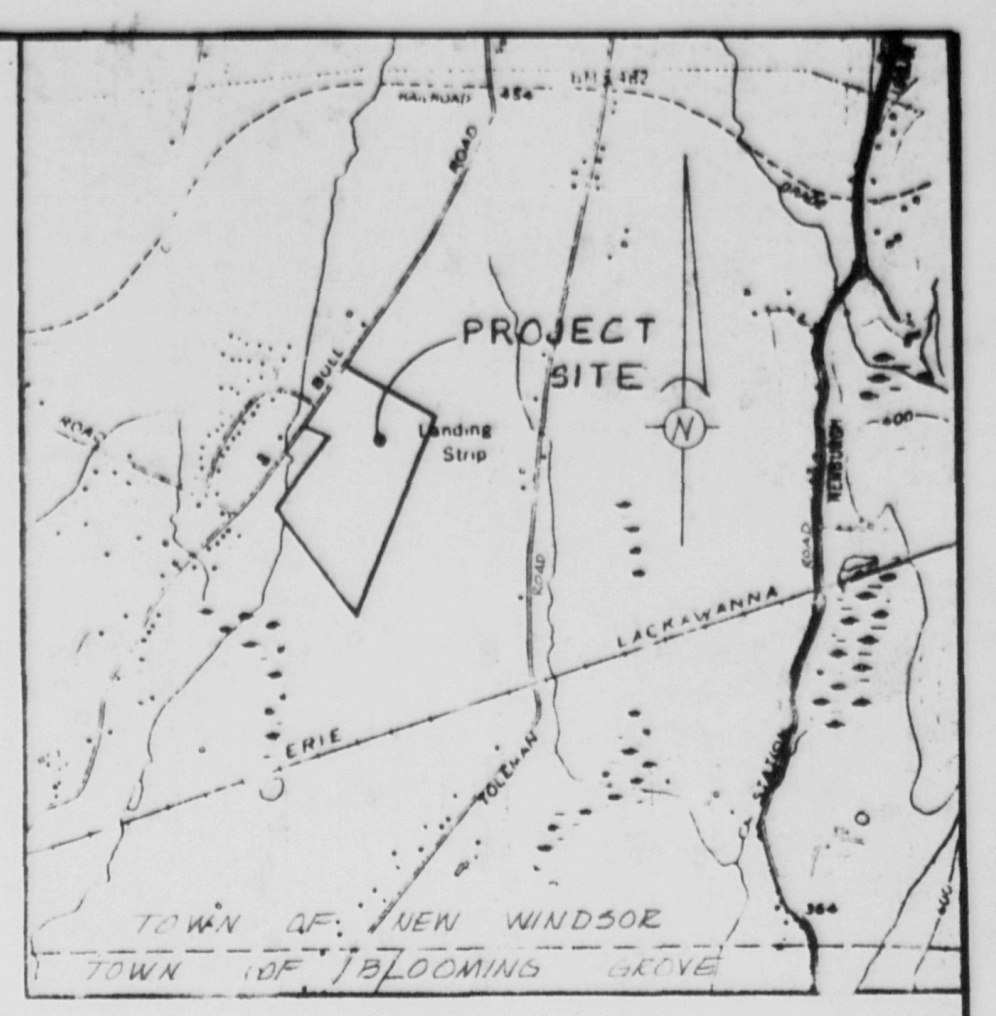
N/E
ENTERPRISE SOLUTIONS INC.

N/E
A.H.F.S. REALTY CORP.



McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quassick Ave. (Rte 9-W) New Windsor, New York 9 High Street Port Jervis, New York			SUBDIVISION FOR: TED BUHL - BULL ROAD TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK		
Revision 1 2 3 4	Date 6 SEP 83 28 SEP 83 1 OCT 83 26 OCT 83	Description ADDED CONTOURS & NOTE 6 REVISED LAYOUT REVISED LAYOUT, NOTE 6 REVISED LOTS 15 & 16, LOT 7 EASEMENT	Drawn EDG	Checked Scale 1" = 100' Date 27 SEP 83 Job No D882-85	Sheet 1 OF 1

SKETCH PLAN
FIRST PHASE



PROJECT LOCATION MAP
SCALE: 1" = 2000' ±

- NOTES**
1. Being a proposed subdivision of Lot No. 34, Block 1, Section 52, as shown on the Town of New Windsor Tax Maps.
 2. Proposed Developer: Ted Buhl
1 Cornwall Avenue
Cornwall/Hudson, NY 12520
Tel: (914) 534-8770
 3. Boundary data shown hereon is from an actual field survey completed on 10 November 1983.
 4. Topography shown hereon is from uncontrolled aerial photogrammetric mapping; date of photography: 28 March 1979.
 5. Total parcel area: 79.76 + acres (from survey).
 6. Parcel Zoning: R-1.
 7. Number of lots shown: 15.
 8. Lots 5, 6, 7 and 8 may be further subdivided, subject to the approval of the Town of New Windsor Planning Board. Such re-subdivision of these lots will be limited to the number of lots shown on the Preliminary Plan approved by the Planning Board on 14 December 1983. The remainder of the lots may not be further subdivided for a period of twenty (20) years after filing of the map.
 9. Owners of Lots 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, and 15, and any re-subdivided lots within Lots 5 and 7 not having direct access to Bull Road, shall own and maintain the Private Roads shown hereon by means of a maintenance agreement made a part of each deed of sale for the effected lots. Such maintenance agreement shall be recorded in the Orange County Clerk's Office.
 10. If, at any time, all of the lot owners wish to petition the Town of New Windsor to accept the roadways shown, the roadways must be improved to the Town's Standards for Rural Roads in effect at the time of the petition.
 11. All lot areas shown are exclusive of the rights-of-way for roadways.
 12. The roadway is to be constructed to serve any lot for which a Building Permit is requested prior to the issuance of said permit. The Town Engineer shall determine if the roadway is constructed in accordance with approved plans, prior to the issuance of such Building Permit.
 13. No parking is to be permitted on the westerly side of Road A or the northerly side of Road B. The developer shall place signs to that effect along the roads.

Final Subdivision
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 12-21-83
BY *Henry F. Scheible*
HENRY F. SCHEIBLE
SECRETARY



- LEGEND**
- PROPOSED (POSSIBLE) HOUSE LOCATION
 - PROPOSED DRIVEWAY, ROADWAY
 - PROPOSED (POSSIBLE) SAN. SYSTEM LOCATION
 - PERCOLATION TEST HOLE LOCATION, NUMBER & DATE
 - PROPOSED WELL

UNAUTHORIZED ADDITION OR ALTERATION
TO THIS PLAN IS A VIOLATION OF SECT.
7209(a) OF THE N.Y.S. EDUCATION LAW

McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 40 Quaker Ave. 10th Fl. New Windsor, New York 12552 6 East View Place Port Jervis, New York 13854			SUBDIVISION FOR: TED BUHL - BULL ROAD		
TOWN OF NEW WINDSOR			ORANGE COUNTY		
NEW YORK			Sheet: 1		
SUBDIVISION PLAN			Job No. D882-83		